

3 Cocheco St

3 Cocheco St, Dover, NH 03820

Land For Sale

Prepared on Jul 12, 2026



Listing Details | Land For Sale

Suite	—	Available Date	Now
Sublease	No	Days On Market	—
Total Available Space	56,628 SF	Date Listed	—
Close Date	—	Min Div/Max Contig	Not present / 56,628 SF
Last Modified	—	Asking Rate	\$3,750,000
Listing ID	—	Lease Type	—
Offices	—	Expenses	—
Restrooms	—	Divisible	—
Parking Spaces	—	Vacant	—

Description

DOWNTOWN WATERFRONT - RIPARIAN RIGHTS - DEEPWATER ACCESS!

Position your portfolio at the center of Dover's most ambitious transformation. This premier three-parcel assembly offers a combined 368+/- feet of Cocheco River frontage and 290+/- feet of street frontage on Cocheco St/Portland Ave.

The crown jewel of this offering is the priceless riparian rights, providing direct deepwater docking and navigational access to Great Bay and the Atlantic Ocean. Situated within Dover's vibrant City Center, the Form-Based Zoning allows for maximum density and height, making it the perfect "Phase II" to the city's waterfront rebirth.

Directly across the river, the \$100M+ Cathartes "Waterfront District" is currently under construction, bringing 400+ luxury residential units, a 3.4-acre public park, and a new waterfront pavilion. This neighboring development, including "The Truette" apartments and townhomes, is creating a high-traffic, walkable destination with new restaurants—like the Mediterranean concept Topolino—and public kayak launches.

Founded in 1623, Dover is one of the fastest-growing cities in the nation. With a regional catchment exceeding 100,000, this site is a major opportunity to capture the momentum of the New Hampshire Seacoast's premier waterfront revitalization.

Secure your stake in the future of the Cocheco.

Property Features



Location Details

Address	3 Cocheco St, Dover, NH 03820	Name	3 Cocheco St
Zoning	CBD - CENTRAL BUSINESS DISTRICT	Nearest MSA	—
County	Strafford		

Building Details

Sub Type	—	Occupancy Type	Single-tenant
Building Status	—	Building Class	—
Building Size	—	Parking Spaces	—
Land Size	1.3 Acres / 56,628 SF	Parking Ratio	—
Number of Buildings	—	Electricity	—
Number of Floors	—	Water	—
Year Built/Renovated	—	Sanitary Sewer	—
Primary Constr. Type	—	Rail Service	—

Property Listings

1 Listing | 56,628 SF | \$3,750,000

Type	Condo	Space Use	Suite	Available Space	Rate	Closed	Available
For Sale	—	Land	—	56,628 SF	\$3,750,000	—	Now

Additional Photos







Contact



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